

Red Fox Hills HOA Annual Meeting Minutes
6847 Twin Lakes Road
March 8, 2012

7:00 Gathering and Greetings

7:05 Welcome and Introductions

Kathi

- Kathi Altenbern called the meeting to order at 7:05 p.m.
- Current HOA board and staff introduced themselves:
 - Kathi Altenbern, Board president
 - Gurudev Khalsa, Board secretary/treasurer
 - John Higgins, Pool manager parent
- In addition, there are two HOA board members stepping down
 - Jim Lefebvre, Pool manager parent (arrived later in the meeting)
 - Ed Kase, At-large member (unable to attend)
 - Both Jim and Ed were publicly thanked for their past Board service
- Community members introduced themselves by name, longevity in the neighborhood, and street of residence.
- 21 in attendance

7:15 Pool

John

- Introduction of Pool Staff (current and prospective)
 - Erin Higgins (senior pool staff) and Emily Green (junior pool staff)
- Report on 2011 Season
 - The year went well; very few incidents
 - Call one of the pool staff if needed to handle issues that come up
 - Pool furniture should not be made into forts (or tossed in the pool)
 - Pool is communal space; watch out for each other; children shouldn't be there unaccompanied unless at least 12 years old
- Plans for 2012
 - Fix back gate to the pool
 - Remove graffiti from steps
 - Get the lights up and working (new fixtures)
 - Replace some cushions on the pool furniture

7:25 Financial

Gurudev/Jon

- Report on 2011
 - Statement of income and expenses was passed out comparing 2011 actuals to 2011 budget as well as 2009 and 2010 actuals (report is available online—request password from Jon)
 - Total revenue of \$71K is on budget
 - Total expenses of \$63K is \$3K under budget
 - Net gain of \$7K contributed to retained earnings
 - Cash balance of \$70K accumulated to help fund upcoming major expenses of sprinkler system replacement (possibly over 3 years) and upgrade of neighborhood entrance
- No dues increase for 2012; will remain at \$400 per household

7:35 Landscaping

Joni

- Report on 2011
 - Needed to do extra tree trimming in the fall due to the heavy snow
- Plans for 2012
 - No tree trimming to do this year
 - Will do preventive things on trees, and fertilizer
 - Sprinkler replacement—have taken a wait and see approach in the past
 - Got a bid from Brickman to do a staged replacement of the sprinklers; total cost would be over \$70,000
 - Brickman will immediately take over lawn maintenance and sprinkler maintenance; will look at replacing some sprinkler heads
 - Will get another bid on sprinkler system replacement, and further investigate timing for doing so; seems to be functioning fine now
 - Upgrading the front entrance
 - Received a range of proposals from 4 different companies
 - Will get a decorative stone and new lighted plantings to replace the cracked and sinking south side and reface the north side in a matching fashion. Will be able to do it more economically this way
 - Board's emphasis is to maintain our property values, our maintenance, and our common areas, so that they reflect well on the neighborhood

7:50 Communications

Kathi

- Listserv
 - Great way to stay in touch with issues as they arise
 - Board uses it to communicate to residents
 - A lot of information shared from neighbor to neighbor about resources
 - Very little abuse and not an overload of messages
 - Walter will try to map out the members on the listserv
 - Gurudev will look into whether the saved messages can be searched—the answer is yes (see instructions on Archive page of website)
- Website
 - Fully populated and complete
 - Helps realtors who are trying to sell a house in Red Fox Hills
 - Covenants, minutes of meetings and financial statements are among the things available on the website
 - “We come together to solve our own problems”
- Directory
 - Tricia Dessel does every year as a volunteer
 - Updates are being requested now for 2012 edition
- Maintenance Letters
 - First line of communication is neighbor-to-neighbor, if you feel comfortable
 - Standard form letter will be used to advise residence of maintenance violations
 - Aim is to maintain property values (Heatherwood lost their ability to enforce covenants by not doing so for several years)

7:55 Neighborhood Party

Kathi

- Used to have a big neighborhood party
- Finley, Gail, Susan and Barbara have expressed interest in organizing a progressive dinner in the spring; maybe appetizers only—subsequently scheduled for April 28th
- Could also do a street-by-street party; some streets do now

8:00 Board Member Elections

Kathi

- Second Pool Manager/Board Member Parent of Teen Staff
 - Cindy Green is nominated by virtue of her daughter (Emily) being pool staff. Voted and unanimously approved by the annual meeting attendees
- At-Large Board Member
 - Walter Pienciak has volunteered to fill this position being vacated by Ed Kase. Voted and unanimously approved by the annual meeting attendees
- Re-Election of President, Secretary-Treasurer, First Pool Manager
 - Kathi Altenbern, Gurudev Khalsa, and John Higgins, respectively, wish to remain on the Board in these positions
 - Voted and unanimously approved by the annual meeting attendees

8:10 Other HOA Business

- Open space south of the neighborhood is owned by Sacred Heart of Jesus church; they are not going to develop it for their own use; it is for sale
 - Could approach the county about acquiring it as open space, in view of how big a deal the owls have become; also a corridor for animals
 - Could also approach the Nature Conservancy about it
 - Jim Lefebre volunteered to look into it
- Overgrown tennis courts
 - The HOA that owns it is nearly broke, and even to remove it is extremely expensive
 - Could our Board contact their Board to see what can be done? Their HOA is in the City, but the tennis courts may not be
 - Board will look into it

8:15 Non-HOA Business

- Update and Discussion of Neighborhood Road Maintenance *John*
 - The HOA and Board have no legal standing on this issue
 - Will be acted on through the public electoral process
 - Roads are starting to show their age and nearing the end of their useful life
 - Because we are unincorporated Boulder County and because of how the comprehensive plan is being interpreted, the maintenance and replacement of the road is the responsibility of the homeowners.
 - A ballot issue was voted on for \$130/year that failed; however, our neighborhood voted in favor of it, so don't need a petition process
 - Three options:
 - Challenge the commissioners to reinterpret the master plan

- Local Improvement District that would assess the households at about \$400/year for a one-time mill and repave paid off over 15 years.
- Public Improvement District—special taxation district that is ongoing; can band together with other HOAs in the county. Part of the cost is issuance cost of bonds and interest and that could be spread better if we do a PID vs. a LID (Probably comparable to the previous ballot issue, about \$130/house/year)
- There is an active body of people from other HOAs that are meeting regularly and need representatives from this neighborhood to help keep us informed
- Would like to form a committee to see where our residents stand, and help to clarify whether we want to join a PID
- Niwot is well along in their process, and they may not want us to join, unless we can demonstrate we have the votes
- Will put up a summary on the web after the next meeting (4/9)
- Can we get somebody from each street go around and educate, before assessing the support?
 - Donna George—Tally Ho Ct.
 - Bill Plows—Idylwild Ct.
 - Ed Kase—Quail Creek Lane

9:00 Adjourn—Kathi Alternbern adjourned the meeting at 9:00 p.m.

Submitted by Gurudev Khalsa, Red Fox Hills HOA Board Secretary